

# UPDATED FLYER

## PUBLIC LAND AUCTION

**2 Tracts / 39.4 Acres & 80 Acres**  
**Green Township, Fremont County, Iowa**  
**Saturday, September 20, 2014 at 10:30 AM**

**Location of Land Auction:** Skyline Sportsman's Lodge, 2556 150th St, Thurman, IA

**Location of Land:** 4 miles south of Tabor, IA on Hwy 275, then 1.5 miles east on 150th st, then 1/4 mile south on 285th Ave.

**Legal Description:** South half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter in Section 35, Twonship Seventy North, Range Forty-two West of the Fifth P.M. in Fremont County, Iowa.

### FSA INFORMATION

#### Tract 1

Farm#4527 Tract #1146  
**Farmland:** 39.4 Acres  
**Cropland:** 30.24 Acres  
**Filter Strip:** 1.42 Acres  
**Corn Base:** To Be Split  
**Bean Base:** To Be Split  
**CSR2:** 78.4  
**Taxes:** \$19.54/Acre  
**CRP 21:** 1.4 Acres @ \$148.72 or \$208.20 per year  
**Contract Expires:** 9/30/18  
**\*\*Tract 1 has a pond with large bass and duck hunting options.**

**\*\*Buyers will sign new CRP Contracts after closing.**

**Easements:** A driveway easement will be recorded to enter Tract 2 on the south portion of Tract 1.

**Method of Auction:** Farm will be sold on a dollar per acre basis to be multiplied by the net taxable acres per tract.

**Terms:** 10% down day of auction with balance due at closing on or before October 30, 2014. Abstract to be continued prior to the Auction.

**Acceptance of bids:** Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.

**Possession:** At closing, October 30, 2014. Farm is not rented for 2015 crop year. Full farming possession will be March 1, 2015.

**Agency:** Auctioneers Al Hughes & Jim Hughes Real Estate are agents for and represent the sellers. All bidders will be considered customers, not clients.

**Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in the brochure and all related materials are subject to terms and conditions outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller of the auction company. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, error or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

**\*\* SEE WEBSITE \*\***  
**\*\*FOR ADDITIONAL PROPERTY PICTURES! \*\***

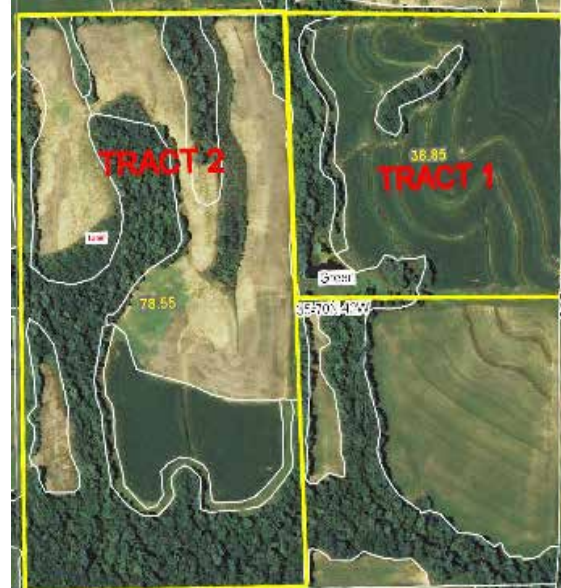
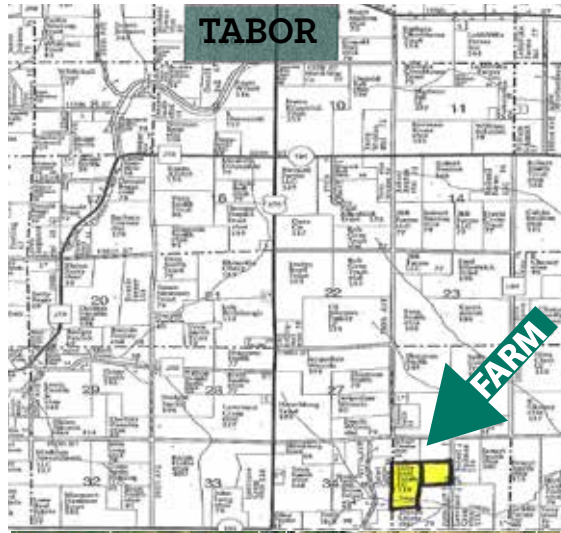
**Tom Demory, Agent**  
**1-402-660-8074 (cell)**

**CONTACT**

**JIM HUGHES**  
**REAL ESTATE**  
**(712) 527-3114**

**Auctioneer's Note**  
**Recreation with income potential!**  
**2 manageable tracts with good soil types. Tract 1 is 75% tillable with a fishing pond and duck hunting pond. Tract 2 bring your turkey blinds and deer stands!**

**Al Hughes**  
**AUCTION SERVICE**  
**1-402-672-3621**



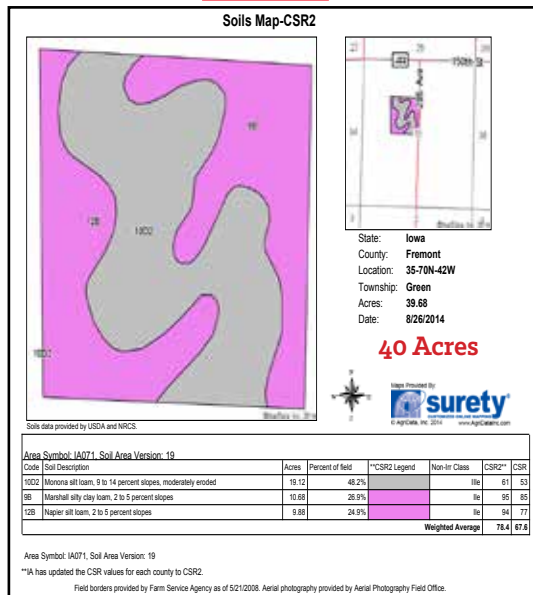
**TRACT 1**  
**TILLABLE ACRES & SMALL POND**



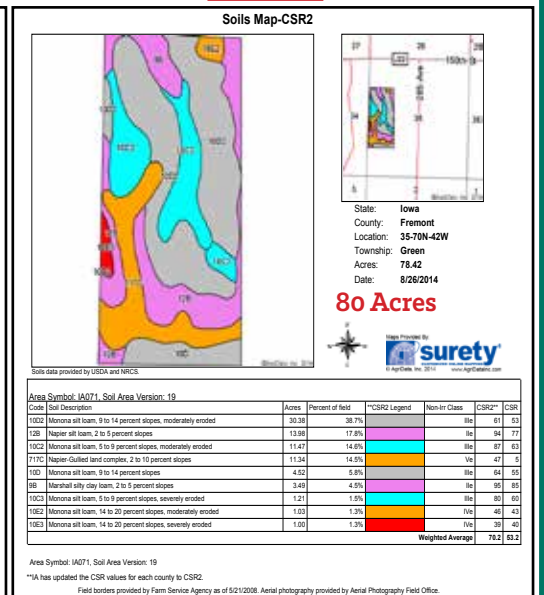
**TRACT 2**  
**TILLABLE ACRES + CRP + TIMBER**



**TRACT 1**



**TRACT 2**



**Lane Real Estate LC, Owner**  
 Visit us at [alhughesauction.com](http://alhughesauction.com) for more information!